



«Address»

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Shakeel Yousaf
383, Blackmoorfoot Road
Crosland Moor
Huddersfield
HD4 5QU

Date: 14-Aug-2020
Our Ref: 2020/92431

Dear Sir

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge conditions 3, 4, 7 on previous permission 2019/91083 for demolition of
existing dwelling and erection of detached dwelling with detached garage/store
345, Bradley Road, Bradley, Huddersfield, HD2 1PR
Application Number: 2020/92431**

I write with reference to your application to discharge the conditions for the above
development as submitted on 29-Jul-2020.

Condition 3 (materials walls & roof):

You have submitted the following details:

Coursed natural stone 140m high from Hillhouse Edge Quarry. This would be used at
ground floor level up to a string course.

Concrete interlocking roof tiles Forticrete SL (flat profile) Slate grey. These are described
as having "the visual characteristics of natural slate"

These materials are considered visually acceptable in the context of the street scape and
are approved for use.

The requirements of condition 3 are that the development is to be undertaken in
accordance with the approved details. Therefore condition 3 will not be discharged until
the construction of the dwelling is complete

Condition 4 (materials- render):



You have submitted the following details:

Details of a light natural stone coloured render “Weberpral M colour 041 cream”.

Although the colour is lighter than the natural stone to be used at ground floor it will harmonise with the stonework to an acceptable extent. The proposed colour is considered visually acceptable in the context of the street scape and is approved for use.

The requirements of condition 4 are that the development is to be undertaken in accordance with the approved details. Therefore condition 4 will not be discharged until the construction of the dwelling is complete.

Condition 7 (boundary treatment):

You have submitted the following details:

“Currently the site boundary is screened via a 1.8m and 2m high feather edge fence existing, also they are ever green trees (Approx 12 feet high) to both sides of the rear boundary.

Where the garage is to be removed it will be replaced with a 2m high feather edge fence to match existing.

On the drive way there will be a 2m high feather edge fenced reduced to 1.8m in line with neighbour’s brick extension which is on the boundary and existing fence”.

Although the fencing is generally acceptable, and would retain the privacy of residents of adjoining properties, I am concerned that the height of the fence close to the boundary with Bradley Road could hinder visibility for drivers leaving both nos. 343 and 345. This would not be in the interests of highway safety. Condition 7 cannot be discharged at this time.

Please provide further information/clarification regarding the height and location of the fencing to sam.jackman@kirklees.gov.uk and teresa.harlow@kirklees.gov.uk within 2 weeks of this letter quoting application no. 2020/92431.

Yours faithfully

Mathias Franklin
Head of Planning and Development

